



- Ideal First Time Purchase Or Investment Opportunity
- East Colchester Location - Close To University Of Essex & Amenities
- Two Double Bedrooms
- Well Presented Living Room/Dining Area
- Allocated Parking
- Within Close Proximity Of Schooling, Bus Routes & Amenities

145 Avon Way, Colchester, Colchester, Essex. CO4 3YJ.

**** Guide Price £150,000 to £160,000 **** Located to the east of Colchester, this deceptively spacious two-bedroom second-floor apartment offers an excellent opportunity for first-time buyers or investors alike. Set in a convenient location, the property enjoys a pleasant outlook and is within close proximity to a wide range of shops, local amenities, and both primary and secondary schools. A frequent bus service ensures easy access to Colchester city centre.



Property Details.

Second Floor

Entrance Hallway

Living Room/Dining Room



15' 10" x 14' 5" (4.83m x 4.39m)

Kitchen



9' 11" x 8' 4" (3.02m x 2.54m)

Bedroom One



12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Two



12' 8" x 9' 10" (3.86m x 3.00m)

Bathroom



6' 5" x 5' 8" (1.96m x 1.73m)

Property Details.

Cloakroom



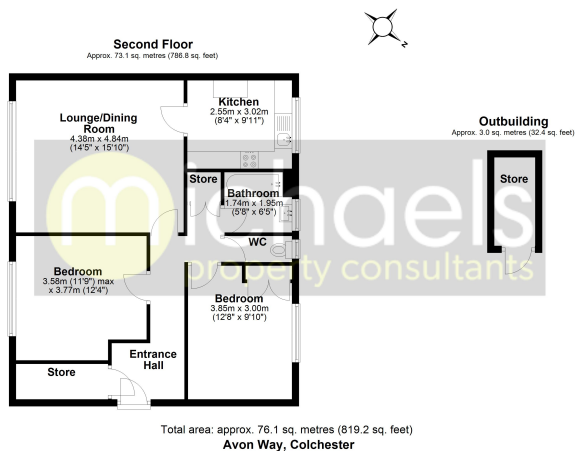
Agents Notes & Lease Information

We have been advised by the seller that there is 120 years left on the lease with a service charge of £90 per month and £10 per year ground rent. We do however advise that all parties are to clarify this information with their solicitor.

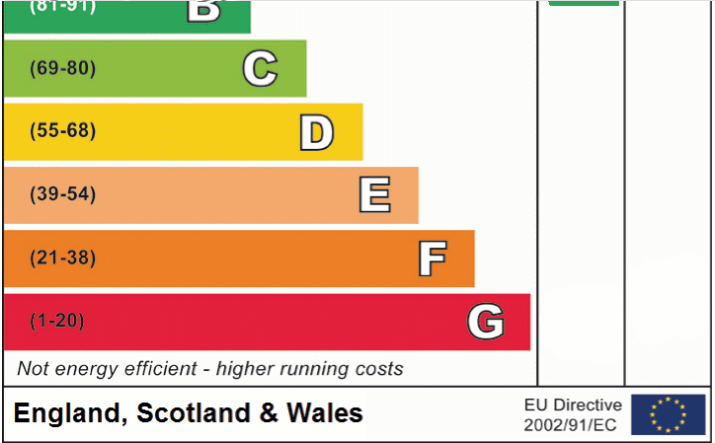
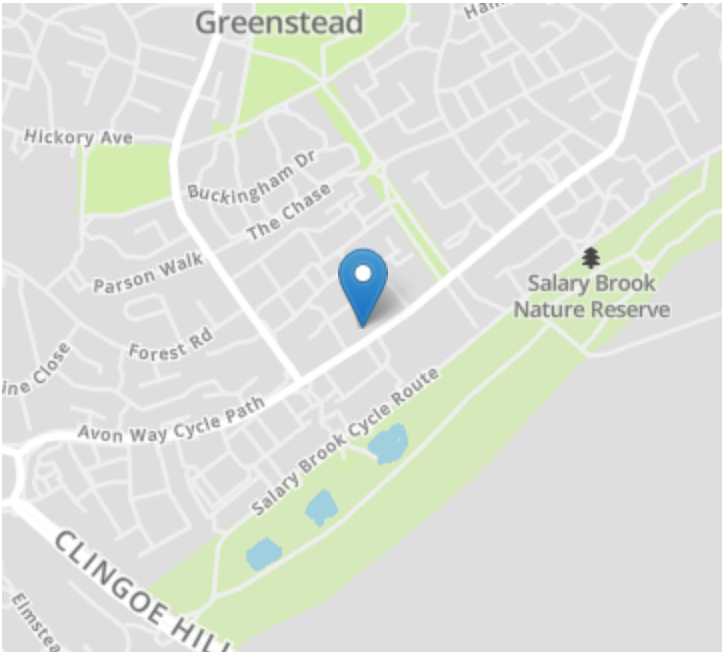
SECTION 20 - This is a council-owned property subject to a Section 20 notice. The council is carrying out roof repairs and window replacements, which will incur a cost to the new owner, subject to negotiation.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.